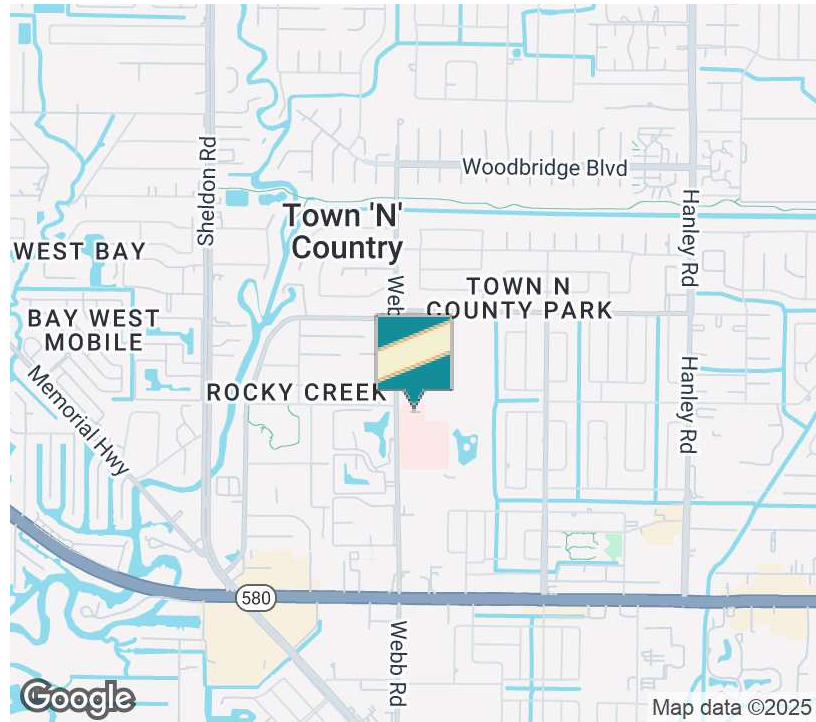




## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

6101 Webb Rd Unit 109, Tampa, FL 33615

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$299,000
Year Built:	1985
Building Size:	1,056 SF
Zoning:	BPO
Market:	Tampa Bay
Price / SF:	\$283.14
Buyer Transaction Fee	\$395

### PROPERTY OVERVIEW

Medical Condo for Sale – 6101 Webb Rd, Unit 109, Tampa, FL with SELLER FINANCE OFFERED!

Discover an exceptional opportunity within the Town & Country Medical Center, a highly sought-after, professional medical complex. Located at 6101 Webb Rd Unit 109 presents a prime investment or owner-user opportunity in the heart of Tampa's thriving medical community.

- Location: Nestled in a strategic and well-populated area, the property offers proximity to major medical facilities, including HCA Florida West Tampa Hospital, as well as other prominent medical practices and healthcare providers.

- Unit Layout: Spanning 1,056 square feet, with upgraded finishes and modern wood plank flooring, this ground-floor unit features an efficient design with 3 private offices, a welcoming reception area, a spacious waiting space, large break room and 2 restrooms—ideal for accommodating a variety of medical specialties.

- Parking: Includes two reserved spaces, complemented by ample common surface parking for staff and patients alike.

- Professional Management/Low Maintenance: Ensuring a well-maintained, reliable, and attractive environment for both patients and practitioners.

**Kari L. Grimaldi/ Broker**

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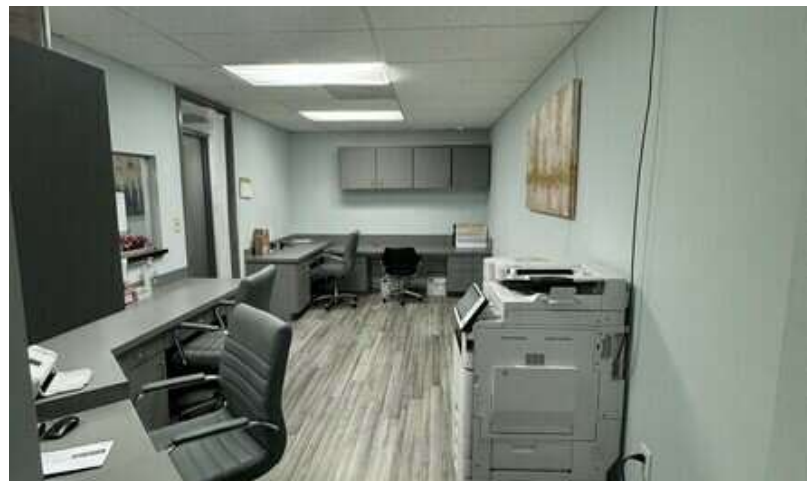
## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

6101 Webb Rd Unit 109, Tampa, FL 33615

### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- Prime Location located adjacent to HCA Hospital on Webb Rd., Tampa, FL.
- Ideal Access Close to Hillsborough Ave., Veterans Expressway, and I-275.
- Professional Complex- Part of Town & Country Medical Center.
- Professionally Managed for Low Maintenance Investment.
- Efficient Layout with Upgraded Finishes- 1,056 sq. ft. with spacious waiting area, reception, 3 private offices, large break room and 2 restrooms.
- Proximity to shops, dining, and HCA Florida West Tampa Hospital.
- Exclusive Parking with Two reserved spots and ample common parking.
- Seller Financing Offered for qualified buyers!



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## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

6101 Webb Rd Unit 109, Tampa, FL 33615

### PROPERTY DESCRIPTION

#### PROPERTY DESCRIPTION

Medical Condo for Sale – 6101 Webb Rd, Unit 109, Tampa, FL with SELLER FINANCE OFFERED!

Discover an exceptional opportunity within the Town & Country Medical Center, a highly sought-after, professional medical complex. Located at 6101 Webb Rd Unit 109 presents a prime investment or owner-user opportunity in the heart of Tampa's thriving medical community.

#### Property Features:

- Location: Nestled in a strategic and well-populated area, the property offers proximity to major medical facilities, including HCA Florida West Tampa Hospital, as well as other prominent medical practices and healthcare providers.
- Unit Layout: Spanning 1,056 square feet, with upgraded finishes and modern wood plank flooring, this ground-floor unit features an efficient design with 3 private offices, a welcoming reception area, a spacious waiting area, large break room and 2 restrooms—ideal for accommodating a variety of medical specialties.
- Parking: Includes two reserved spaces, complemented by ample common surface parking for staff and patients alike.
- Professional Management: The medical center is professionally managed, ensuring a well-maintained, reliable, and attractive environment for both patients and practitioners.
- BPO Zoning (Business and Professional Office): Exclusively designated for medical use, making it the perfect setting for wellness practices, specialty clinics, physical therapy, or diagnostics.

**Investment Potential:** Whether you're looking to establish your own practice or expand your portfolio, this medical condo offers a rare blend of functionality, convenience, and growth potential. Its location within a bustling, medically-focused complex makes it an excellent option for professionals seeking to establish their presence in Tampa's healthcare market.

Don't miss the chance to own a piece of this vibrant medical hub! For more details or to schedule a viewing, contact us today.

#### Nearby Amenities:

- Healthcare Facilities: Immediately adjacent to HCA Florida West Tampa Hospital and other medical offices within the Town & Country Medical Center.



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## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

6101 Webb Rd Unit 109, Tampa, FL 33615

### PROPERTY DESCRIPTION

#### PROPERTY DESCRIPTION CONTINUED

Nearby Amenities:

- Healthcare Facilities: Immediately adjacent to HCA Florida West Tampa Hospital and other medical offices within the Town & Country Medical Center.
- Shopping and Dining: Nearby shopping centers, restaurants, and cafes that cater to both professionals and patients.
- Transportation: Convenient access to major roads like Hillsborough Avenue and Veterans Expressway, as well as Tampa International Airport.
- Recreational Spots: Parks and green spaces in the area, such as Town 'n' Country Nature Preserve.
- Hotels and Lodging: Options like Hampton Inn Tampa Downtown Channel District and Hotel South Tampa & Suites for visiting patients or professionals.

Some of the medical practices located at 6101 Webb Rd., Tampa, FL, within the Town and Country Medical Center:

- AdventHealth Medical Group Cardiology Associates of Town & Country: Offering a range of cardiology services.
- Tampa Neurology: Providing expert care for neurological disorders and conditions.
- ENT and Allergy Associates of Florida: Specializing in otolaryngology, allergy testing, and treatment.
- Cardiology Center of Tampa: Specializing in comprehensive cardiology care.
- Florida Medical Clinic Orlando Health: Offering a range of medical services, including cardiology and heart care.

#### LOCATION DESCRIPTION

The Town and Country Medical Center, located at 6101 Webb Rd., Tampa, FL, is conveniently positioned near the intersection of Webb Rd. and W. Hillsborough Ave. (State Road 580) This prime location places it just a short distance from major roadways, including Sheldon Rd. and Memorial Hwy, which provide easy access to the surrounding areas.

For those traveling via the interstate, the center is approximately \*\*2.5 miles from the Veterans Expressway (FL-589)\*\*\*, a major north-south toll road that connects to Interstate 275. This proximity to the expressway ensures smooth connectivity to downtown Tampa, Tampa International Airport, and other key destinations in the region.



ADJACENT HCA FLORIDA ADVENT W. TAMPA HOSPITAL

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## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

6101 Webb Rd Unit 109, Tampa, FL 33615

### PROPERTY DETAILS

Sale Price	\$299,000
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#### LOCATION INFORMATION

Building Name	Town & Country Medical Center Condo with Seller Finance
Street Address	6101 Webb Rd Unit 109
City, State, Zip	Tampa, FL 33615
County	Hillsborough
Market	Tampa Bay
Sub-market	Hillsborough County
Cross-Streets	Webb Road and W Hanna Ave
Market Type	Large
Nearest Airport	Tampa International Airport

#### BUILDING INFORMATION

Building Size	1,056 SF
Building Class	B
Occupancy %	Available for Occupancy
Number of Floors	3
Year Built	1985
Number of Buildings	1

#### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	BPO
APN #	008060-5516

#### PARKING & TRANSPORTATION

Parking Type	Surface; 2 Reserved spaces plus ample common parking
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#### UTILITIES & AMENITIES

Number of Elevators	3
Restrooms	4 in Building, 2 private in Unit 109

### Kari L. Grimaldi/ Broker

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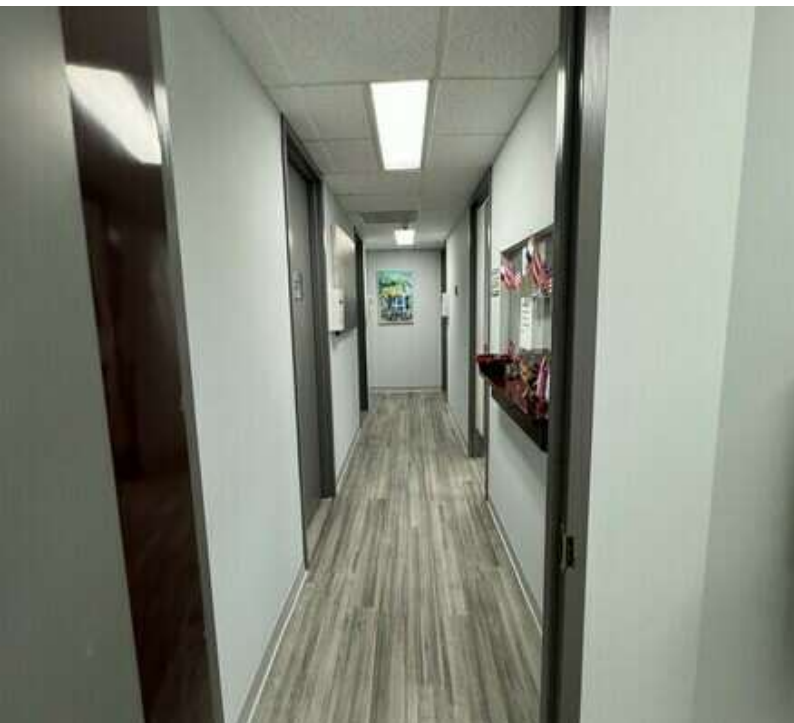




## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

6101 Webb Rd Unit 109, Tampa, FL 33615

### INTERIOR PHOTOS- UNIT 109



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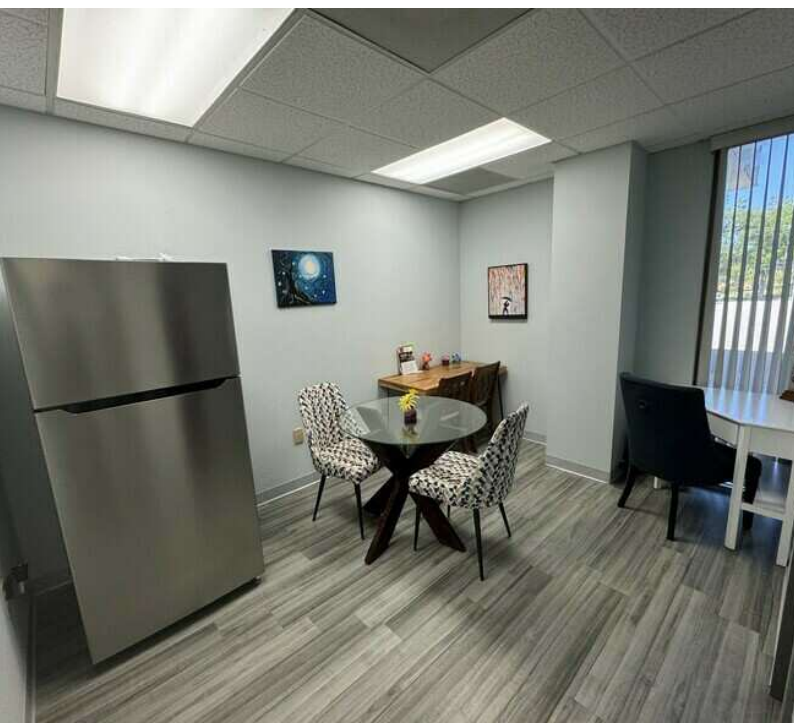
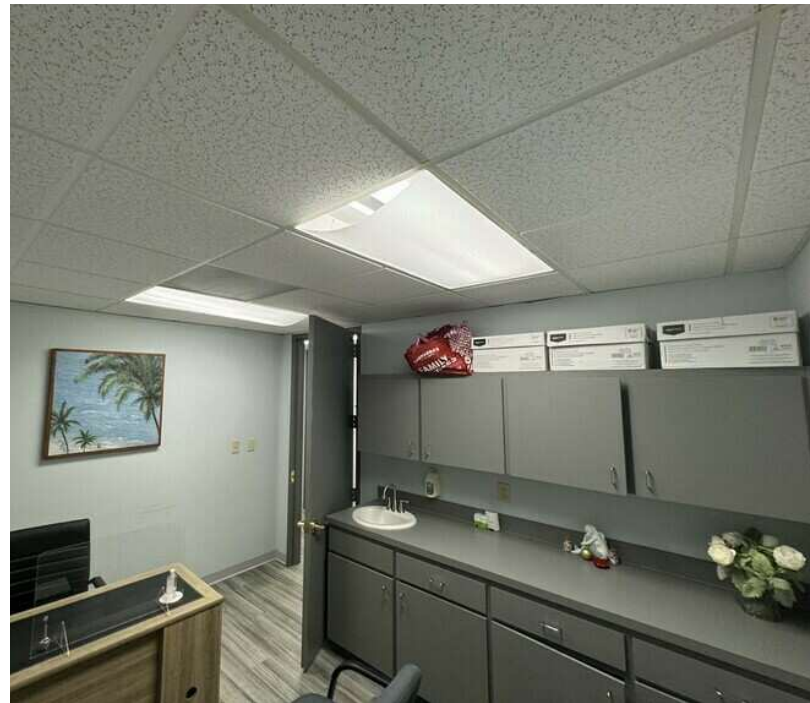
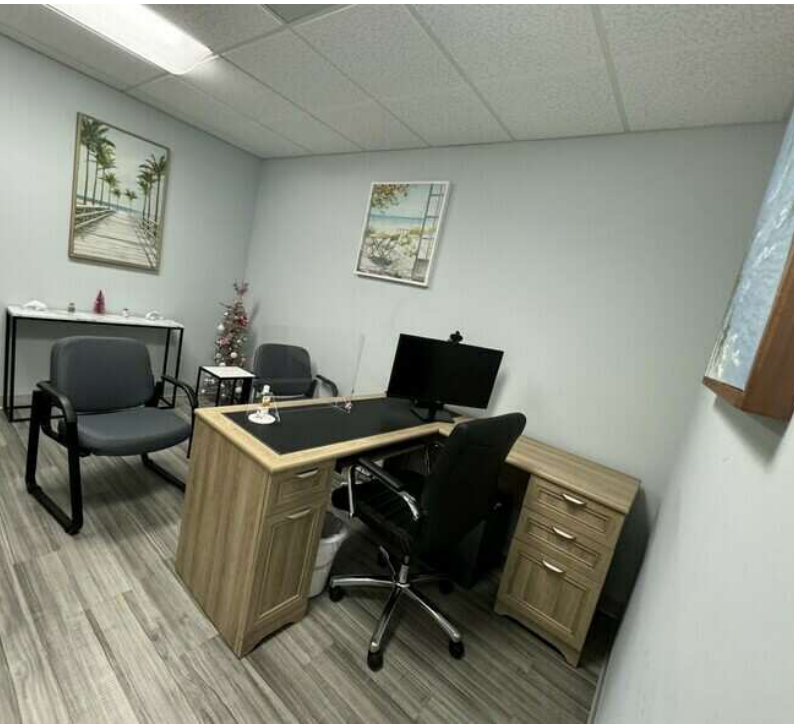
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## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

6101 Webb Rd Unit 109, Tampa, FL 33615

### INTERIOR PHOTOS-UNIT 109



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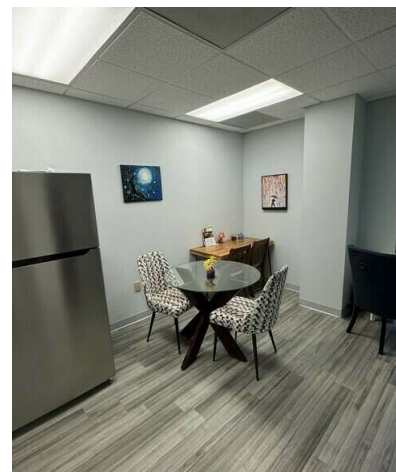
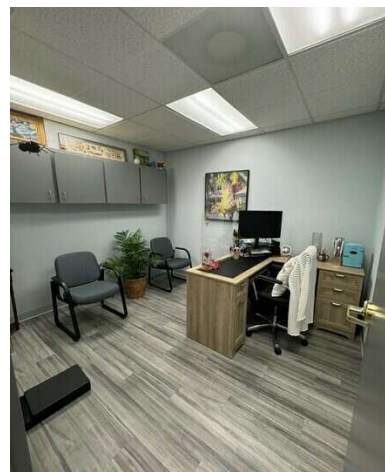
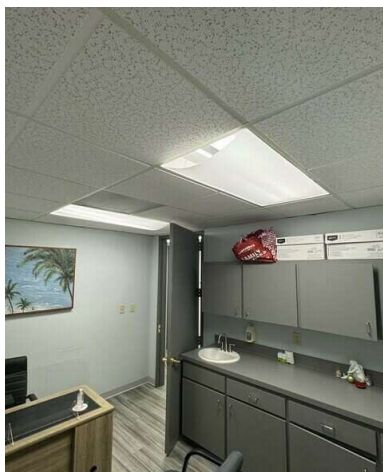
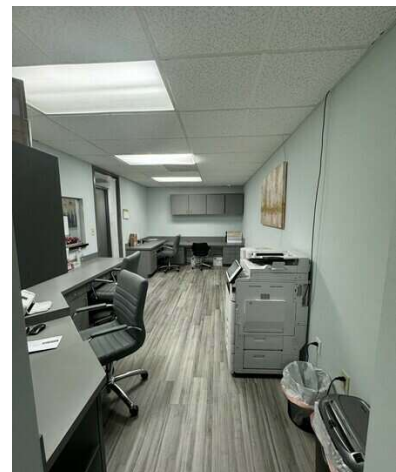
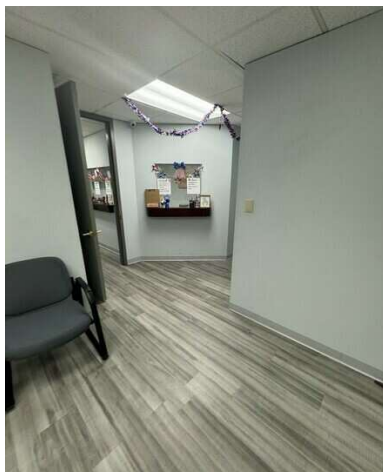




## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

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### ADDITIONAL PHOTOS



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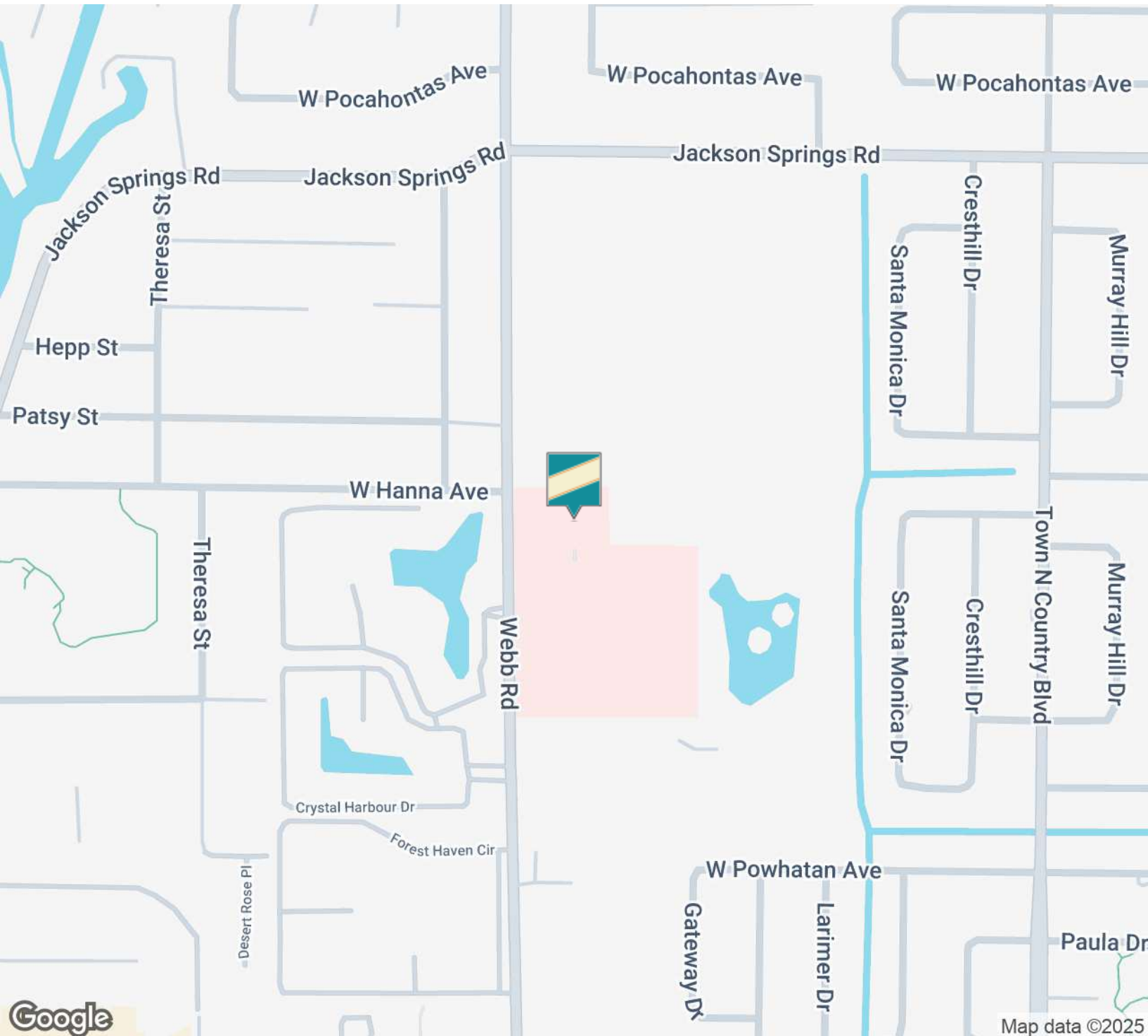




## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

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### LOCATION MAP



**Kari L. Grimaldi/ Broker**

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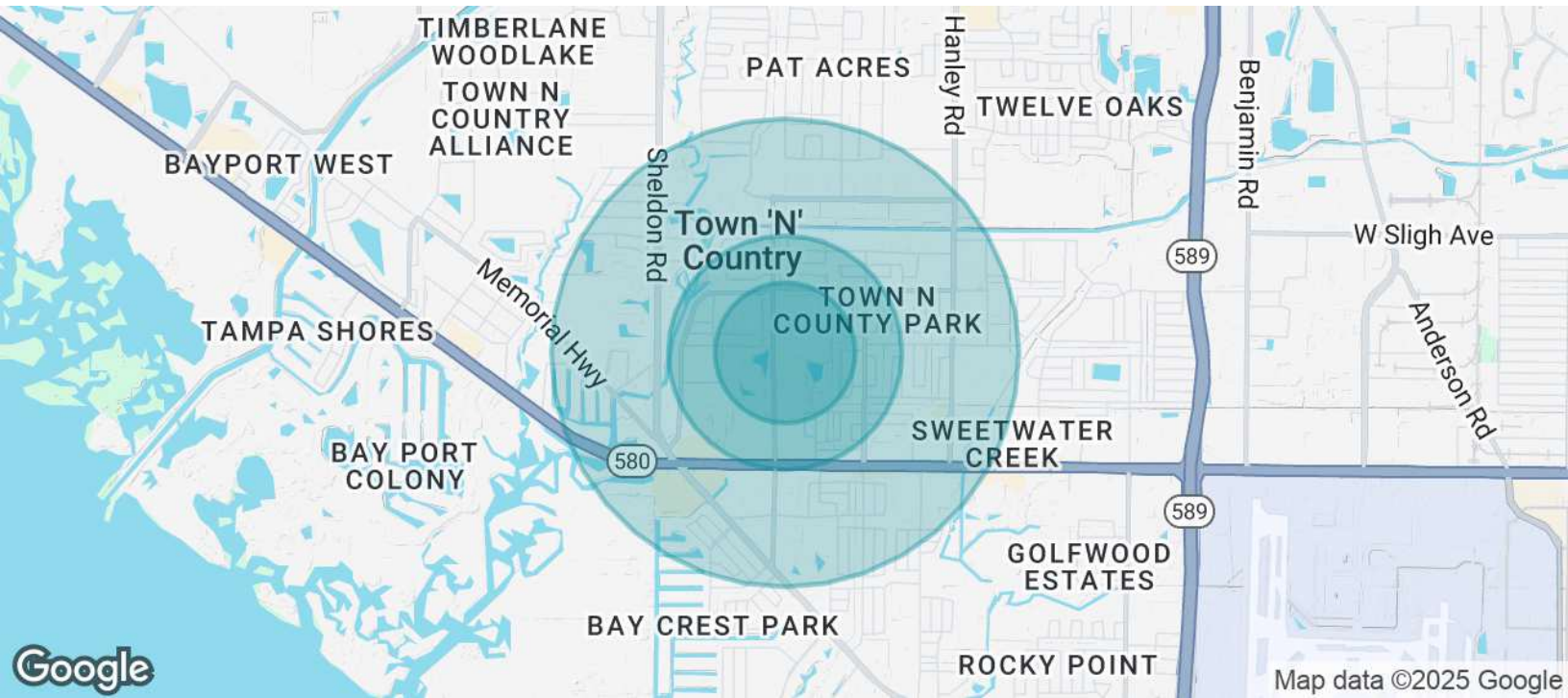
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## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

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### DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,463	4,020	17,906
Average Age	40	41	40
Average Age (Male)	38	39	39
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	531	1,404	6,531
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$62,279	\$70,452	\$78,023
Average House Value	\$310,791	\$314,079	\$336,260

Demographics data derived from AlphaMap

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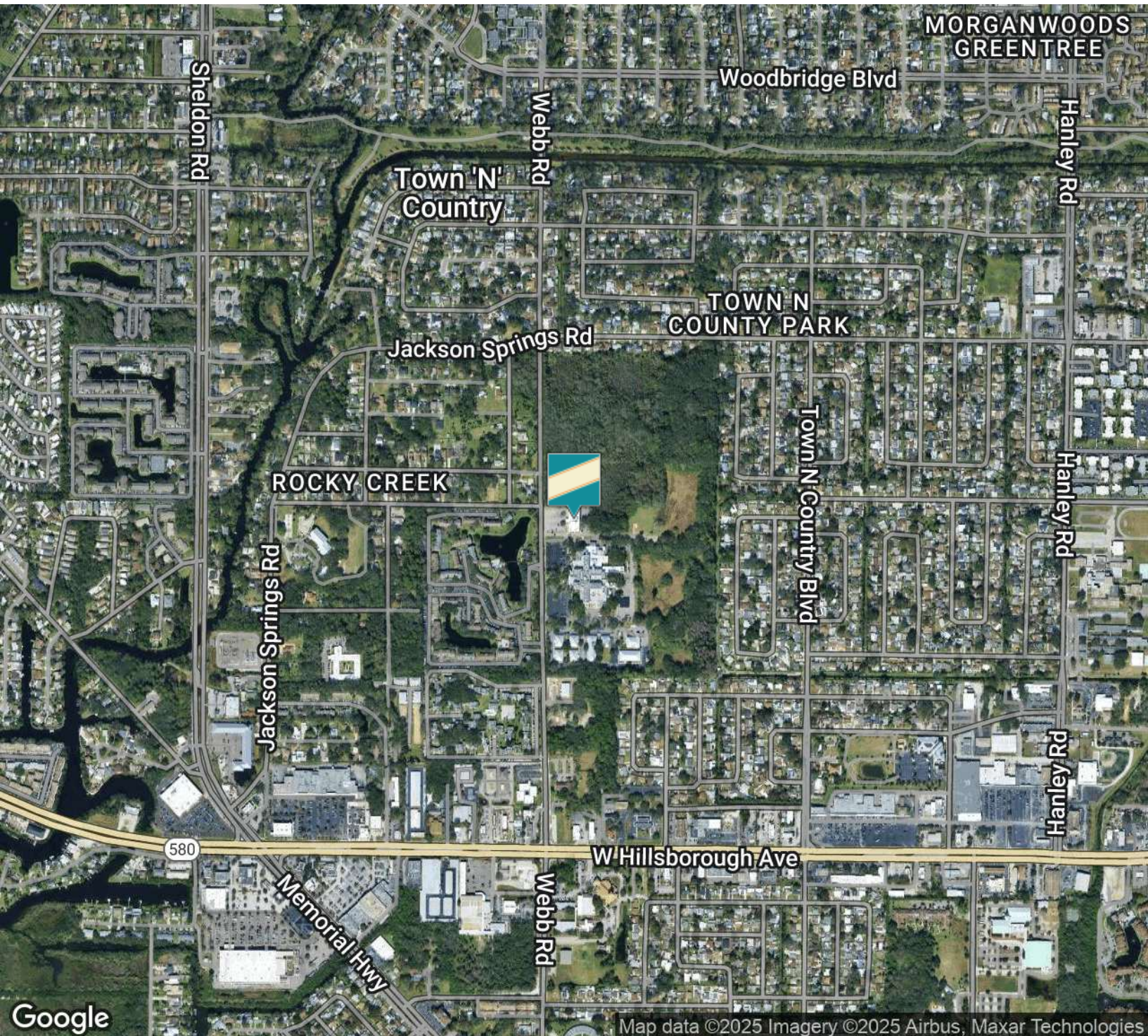




## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

6101 Webb Rd Unit 109, Tampa, FL 33615

**AERIAL MAP**



**Kari L. Grimaldi/ Broker**

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## TOWN & COUNTRY MEDICAL CENTER CONDO WITH SELLER FINANCE

6101 Webb Rd Unit 109, Tampa, FL 33615

### ADVISOR BIO

#### KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave  
Tampa, FL 33613  
T 813.882.0884  
C 813.376.3386  
kari@grimaldicommercialrealty.com  
FL #BK3076744

#### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing  
Medical Office Sales  
Retail Sales  
Industrial Sales  
Multifamily Investments  
Single NNN National Investments  
Land & Commercial Development  
Foreign Investors & Investment Specialist  
Seller Finance and Creative Financing  
1031 & Reverse Exchanges  
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

#### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

#### MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council  
CCIM Candidate- Certified Commercial Investment Member  
ICSC Member- International Council of Shopping Centers

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